

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

25 OTTAWA AVENUE WYNDHAM VALE VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

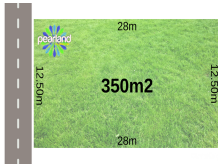
Date of sale

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 12 TAIHU ROAD WYNDHAM VALE VIC 3024     | \$335,000 | 15-Apr-24 |
| 18 VIVERO ROAD WYNDHAM VALE VIC 3024    | \$330,000 | 09-Nov-23 |
| 6 WHEATSHEAF ROAD WYNDHAM VALE VIC 3024 | \$346,000 | 21-Aug-23 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 June 2024



**12 TAIHU ROAD WYNDHAM VALE VIC 3024**

Sold Price

**\$335,000**

Sold Date

**15-Apr-24**

 -  -  -

Distance

**0.3km**



**18 VIVERO ROAD WYNDHAM VALE VIC 3024**

Sold Price

**\$330,000**

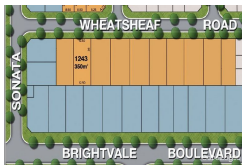
Sold Date

**09-Nov-23**

 4  2  -

Distance

**1.31km**



**6 WHEATSHEAF ROAD WYNDHAM VALE VIC 3024**

Sold Price

**\$346,000**

Sold Date

**21-Aug-23**

 -  -  -

Distance

**1km**

RS = Recent sale

UN = Undisclosed Sale

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